

095.0

0001

0002.0

Map

Block

Lot

1 of 2

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,109,800 / 1,237,500

APPRAISED: 1,109,800 / 1,237,500

USE VALUE: 1,109,800 / 1,237,500

ASSESSED: 1,109,800 / 1,237,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
372		MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KARTONO DOUGLAS/JENNIFER	
Owner 2:		
Owner 3:		

Street 1: 17 OLD MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HOOVER DAVID F/ETAL -

Owner 2: SWENSON CAROL R -

Street 1: 372 MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 13,711 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2760 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		13711		Sq. Ft.	Site		0	70.	0.55	4			Med. Tr	-10					523,735						523,700	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							62112
							GIS Ref
							GIS Ref
							Insp Date
							02/13/09

PREVIOUS ASSESSMENT										Parcel ID	095.0-0001-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	109	FV	712,800	1100	13,711.	523,700	1,237,600	1,237,600	Year End Roll			12/18/2019
2019	109	FV	563,600	1100	13,711.	523,700	1,088,400	1,088,400	Year End Roll			1/3/2019
2018	109	FV	563,600	1100	13,711.	448,900	1,013,600	1,013,600	Year End Roll			12/20/2017
2017	109	FV	563,600	1100	13,711.	419,000	983,700	983,700	Year End Roll			1/3/2017
2016	109	FV	563,600	1100	13,711.	359,100	923,800	923,800	Year End			1/4/2016
2015	109	FV	540,400	1100	13,711.	321,700	863,200	863,200	Year End Roll			12/11/2014
2014	109	FV	540,400	1100	13,711.	297,800	839,300	839,300	Year End Roll			12/16/2013
2013	109	FV	540,400	1100	13,711.	283,900	825,400	825,400				12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOOVER DAVID F/	33551-596		8/30/2001		667,500	No	No		
CICCOLO EUGENE	24205-49		1/26/1994		390,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/13/1994	286		45,000					EXPAND 2ND FLOOR	2/13/2009	Meas/Inspect	163	PATRIOT			
									10/30/2001	MLS	MM	Mary M			
									10/18/1999	Meas/Inspect	263	PATRIOT			
									5/7/1999		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**USER DEFINED**

Prior Id # 1:	62112
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:23:31
Print	
LAST REV	
Date	Time
03/02/19	16:08:13
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 2	Full Bath: 3	Rating: Good	A Bath:	Rating:	2ND BUILDING ADDED FY 2000-WAS GARAGE-NOW 2ND UNIT. JACUZZI IN MASTER BEDROOM 1 TUNNEL CONNECTS 2ND HOUSE ON PROPERTY SCUTTLE HOLE.											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:												
OthrFix: 2	Rating: Good	<b>OTHER FEATURES</b>			Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1				7 OFP (182)						
Fpl: 2	Rating: Good	Fpl:	Rating:	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O					9	14	20	20				
Lump Sum Adj:				Location:	Total Units:	Other						30	STG	SFL					
<b>GENERAL INFORMATION</b>				Floor:	Upper	Upper						FFL (180)	FFL	FFL					
Grade: B - Good	Year Blt: 1920	Eff Yr Blt:	Alt LUC:	Lvl 2	Lvl 1	Lvl 1						18	BMT	BMT					
Jurisdct:		Fact: .	Const Mod:	Lower								10	(540)	(500)					
Lump Sum Adj:				Totals	RMs: 8	BRs: 4	Baths: 3	HB					24	EFP	14 SFL	2 SFL			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>			Alt %:	6	14 SFL	14 SFL			
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	% Own:	Phys Cond: GD - Good	18.	Exterior:	No Unit	RMS	BRs	FL	6	6	8	2				
Sec Int Wall:	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 18.6	Name:	Functional:	%	Interior:	1	8	4		(36)	(28)	(84)	(8)				
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:	Bsmnt Gar:	Override:	DEPRECIATION	Economic:	%	Additions:												
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Kitchen:	Special:	%	Kitchen:												
Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000	Baths:	Adj \$ / SQ: 139.359	%	Baths:												
Solar HW: NO	% Com Wall:	% Sprinkled:	NBHD Mod:	Plumbing:	Other Features: 122868	%	Plumbing:												
<b>CALC SUMMARY</b>				Electric:	Grade Factor: 1.33	%	Electric:												
				Heating:	NBHD Inf: 1.00000000	%	Heating:												
				General:	NBHD Mod:	%	General:												
				WtAv\$/SQ:	LUC Factor: 1.00	%	WtAv\$/SQ:	AvRate:	Ind.Val										
				Adj Total: 719458	Juris. Factor:	%	Adj Total: 719458	Juris. Factor:	Before Depr:	185.35									
				Depreciation: 133819	Special Features: 0	%	Depreciation: 133819	Special Features: 0	Val/Su Net:	127.30									
				Deprecated Total: 585639	Final Total: 585600	%	Deprecated Total: 585639	Final Total: 585600	Val/Su SzAd:	236.89									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 095.0-0001-0002.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	112X16	A	AV	1971		4.20	T	38.4	109			500		500		
				Total Yard Items:	500	Total Special Features:								Total:	500				
Sample output to test PDF Combine only																			
More: N																			



